**Amendments to the Claims:**

This listing of claims will replace all prior versions, and listings, of claims in the application:

**Listing of Claims:**

1.    (Original)  A mortgage product configured to provide a security interest in housing purchased by a borrower, comprising:

an obligation for a lender to provide loan funds to the borrower for financing the purchase of a first housing;

an obligation for a borrower to repay the loan funds, the obligation to repay the loan funds requiring that the borrower repay the loan funds by way of a series of loan payments over a mortgage loan term, the obligation being secured by a first lien on the first housing;

a portability option, the portability option permitting the borrower to apply the first lien to at least a second housing and remove the first lien from the first housing; and

a mortgage rate configured to be increased at defined rate increase points during the mortgage loan term.

2.    (Original)  A mortgage product according to claim 1, wherein the mortgage rate is configured to be the market mortgage rate prior to defined rate increase points.

3.    (Original)  A mortgage product according to claim 1, wherein the portability option is configured such that the borrower may only exercise the portability option during a portability term.

4.    (Original)  A mortgage product according to claim 3 wherein the portability term is less than the mortgage loan term.

5.    (Original)  A mortgage product according to claim 4, wherein the mortgage loan term is 30 years and the portability term is the first 10 years of the mortgage loan term.

6. (Original) A mortgage product according to claim 1, wherein the portability option is configured such that the option may only be exercised if the borrower has less than or equal to a predefined number of delinquent payments within a pre-defined preceding period.

7. (Original) A mortgage product according to claim 6, wherein the predefined number of delinquent payments is zero and the pre-defined preceding period is one year.

8. (Original) A mortgage product according to claim 1, wherein the defined rate increase points are after one year and after two years.

9. (Original) A mortgage product according to claim 1, wherein the amount of the mortgage rate increase at the defined rate increase points is fixed.

10. (Original) A mortgage product according to claim 1, further including a second loan provision wherein a borrower that exercises the portability option and also obtains a second loan on the at least second housing is required to obtain the second loan from an issuer of the mortgage product.

11. (Original) A mortgage product according to claim 10, wherein the second loan provision defines a limitation on the fees that may be charged by the issuer of the mortgage product during origination of the second loan.

12. (Original) A mortgage product according to claim 11, wherein the limitation is a defined percentage of normal origination fees.

13. (Original) A mortgage product according to claim 10, wherein the mortgage rate for the second loan is predefined as not more than the market rate at the time of origination of the second loan.

14. (Original) A mortgage product according to claim 1, wherein the portability option may only be exercised a pre-defined number of times.

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15.     (Original)  A mortgage loan method, comprising:

receiving information pertaining to a desired loan from a first computer system, the receiving step being performed by a second computer system, the information pertaining to a desired loan amount and a desired payment period, the desired loan pertaining to loan funds for financing the purchase of a first housing;

assessing loan eligibility at the second computer system for a mortgage product that includes the desired loan amount, the desired payment term, a plurality of loan payments to be paid over a mortgage loan term, a portability option permitting a borrower to transfer a first lien of the loan from the first housing to a second housing, and a mortgage rate configured to be increased at defined rate increase points during the mortgage rate term; and

transmitting a response to the first computer system indicating whether a borrower meets eligibility criteria for the mortgage product, the transmitting step being performed by the second computer system.

16.     (Original)  A mortgage loan method according to claim 15, wherein the mortgage rate is configured to be the market mortgage rate prior to defined rate increase points.

17.     (Original)  A mortgage loan method according to claim 15, wherein the portability option is configured such that the borrower may only exercise the portability option during a portability term.

18.     (Original)  A mortgage loan method according to claim 17, wherein the portability term is less than the mortgage loan term.

19.     (Original)  A mortgage loan method according to claim 18, wherein the mortgage loan term is 30 years and the portability term is the first 10 years of the mortgage loan term.

20.     (Original)  A mortgage loan method according to claim 15, wherein the portability option is configured such that the option may only be exercised if the borrow has less than or equal to a predefined number of delinquent payments within a pre-defined preceding period.

21. (Original) A mortgage loan method according to claim 20, wherein the predefined number of delinquent payments is zero and the pre-defined preceding period is one year.

22. (Original) A mortgage loan method according to claim 15, wherein the defined rate increase points are after one year and after two years.

23. (Original) A mortgage loan method according to claim 15, wherein the amount of the mortgage rate increase at the defined rate increase points is fixed.

24. (Original) A mortgage loan method according to claim 15, further including a second loan provision wherein a borrower that exercises the portability option and also obtains a second loan on the at least second housing is required to obtain the second loan from an issuer of the mortgage product.

25. (Original) A mortgage loan method according to claim 24, wherein the second loan provision defines a limitation on the fees that may be charged by the issuer of the mortgage product during origination of the second loan.

26. (Original) A mortgage loan method according to claim 25, wherein the limitation is a defined percentage of normal origination fees.

27. (Original) A mortgage loan method according to claim 24, wherein the mortgage rate for the second loan is predefined as no more than the market rate at the time of origination of the second loan.

28. (Original) A mortgage loan method according to claim 15, wherein the portability option may only be exercised a pre-defined number of times.

29.     (Original)  A mortgage loan method comprising:

receiving information at a first computer system, the information having been transmitted from a second computer system, and the information pertaining to a mortgage being purchased from an entity associated with the second computer system; and

storing the information at the first computer system pertaining to the mortgage being purchased, the information including information indicating that the mortgage is subject to a portability option permitting a borrower to transfer a first lien of the loan from the first housing to a second housing, and a mortgage rate configured to be increased at defined rate increase points during the mortgage rate term.

30.     (Original)  A mortgage loan method according to claim 29, wherein the mortgage rate is configured to be the market mortgage rate prior to defined rate increase points.

31.     (Original)  A mortgage loan method according to claim 29, wherein the portability option is configured such that the borrower may only exercise the portability option during a portability term.

32.     (Original)  A mortgage loan method according to claim 31, wherein the portability term is less than the mortgage loan term.

33.     (Original)  A mortgage loan method according to claim 32, wherein the mortgage loan term is 30 years and the portability term is the first 10 years of the mortgage loan term.

34.     (Original)  A mortgage loan method according to claim 29, wherein the portability option is configured such that the option may only be exercised if the borrow has less than or equal to a predefined number of delinquent payments within a pre-defined preceding period.

35.     (Original)  A mortgage loan method according to claim 34, wherein the predefined number of delinquent payments is zero and the pre-defined preceding period is one year.

36. (Original) A mortgage loan method according to claim 29, wherein the defined rate increase points are after one year and after two years.

37. (Original) A mortgage loan method according to claim 29, wherein the amount of the mortgage rate increase at the defined rate increase points is fixed.

38. (Original) A mortgage loan method according to claim 29, further including a second loan provision wherein a borrower that exercises the portability option and also obtains a second loan on the at least second housing is required to obtain the second loan from an issuer of the mortgage product.

39. (Original) A mortgage loan method according to claim 38, wherein the second loan provision defines a limitation on the fees that may be charged by the issuer of the mortgage product during origination of the second loan.

40. (Original) A mortgage loan method according to claim 39, wherein the limitation is a defined percentage of normal origination fees.

41. (Original) A mortgage loan method according to claim 38, wherein the mortgage rate for the second loan is predefined as the no more than market rate at the time of origination of the second loan.

42. (Original) A mortgage loan method according to claim 29, wherein the portability option may only be exercised a pre-defined number of times.

43.     (Original)  A system for generating a mortgage loan document to be executed by a borrower, comprising:

an input device configured to receive mortgage loan application data pertaining to a borrower and a mortgage loan for a borrower;

a computer system programmed to generate the mortgage loan document based on the mortgage loan application data, the mortgage loan document relating to the mortgage loan, the mortgage loan document including

an obligation for a lender to provide loan funds to the borrower for financing the purchase of a first housing;

an obligation for a borrower to repay the loan funds, the obligation to repay the loan funds requiring that the borrower repay the loan funds by way of a series of loan payments over a mortgage loan term, the obligation being secured by a first lien on the first housing;

a portability option, the portability option permitting the borrower to apply the first lien to at least a second housing and remove the first lien from the first housing, and

a mortgage rate configured to be increased at defined rate increase points during the mortgage loan term; and

an output device configured to provide the mortgage loan document.

44.     (Original)  A system according to claim 43, wherein the output device is configured to provide the mortgage loan document as an e-mortgage to be executed electronically with a digital signature.

45.     (Original)  A system according to claim 43, wherein the output device is configured to provide the mortgage loan document as a paper mortgage to be executed in hard copy format.

46.　　(New)　A mortgage product configured to provide a security interest in housing purchased by a borrower, comprising:

a lender obligation, the lender obligation requiring a lender to provide a first amount of funds to a borrower for the purchase of a first housing;

a borrower obligation,

the borrower obligation requiring a borrower to provide a series of payments over a mortgage loan term to repay the first amount of loan funds, and

the borrower obligation being secured by a lien on the first housing;

a portability option, the portability option permitting the borrower to apply the lien to at least a second housing and remove the lien from the first housing, the portability option being subject to a plurality of portability option requirements, the portability option requirements including:

a first requirement configured such that the portability option may be exercised only during a portability term, the portability term commencing with the mortgage loan term and being a shorter term than the mortgage loan term;

a second requirement configured such that a borrower that exercises the portability option and also obtains a second loan on the second housing is required to obtain the second loan from the issuer of the mortgage product; and

a third requirement configured such that the portability option may be exercised only if the second housing is a predetermined type of housing; and

a mortgage rate configured to be increased at defined increase rate points during the mortgage term.

47.　　(New)　The mortgage product of claim 46, wherein the mortgage rate is configured to be the market mortgage rate prior to the defined rate increase points.

48.    (New)  The mortgage product of claim 46, wherein the portability option requirements further include:

a fourth requirement configured such that the portability option may be exercised only if the borrower has less than a predetermined number of delinquent payments during a predefined preceding period during the portability term; and

a fifth requirement configured such that upon a sale of the first housing, the borrower must apply the lien to the second housing within a grace period, the grace period being a predetermined period of time.

49.    (New)  The mortgage product of claim 46, wherein the mortgage loan term is 30 years and the portability term is 10 years.

50.     (New) A system for generating a mortgage loan document to be executed by a borrower, the system comprising:

an input device configured to receive mortgage loan application data pertaining to a borrower and a mortgage loan for the borrower;

a computer system coupled to the input device and programmed to generate a mortgage loan document based on the mortgage loan application data, the mortgage loan document relating to the mortgage loan, the mortgage loan document including:

a lender obligation, the lender obligation requiring a lender to provide a first amount of funds to a borrower for the purchase of a first housing;

a borrower obligation,

the borrower obligation requiring a borrower to provide a series of payments over a mortgage loan term to repay the first amount of loan funds, and

the borrower obligation being secured by a lien on the first housing;

a portability option, the portability option permitting the borrower to apply the lien to at least a second housing and remove the lien from the first housing, the portability option being subject to a plurality of portability option requirements, the portability option requirements including:

a first requirement configured such that the portability option may be exercised only during a portability term, the portability term commencing with the mortgage loan term and being a shorter term than the mortgage loan term;

a second requirement configured such that a borrower that exercises the portability option and also obtains a second loan on the second housing is required to obtain the second loan from the issuer of the mortgage product; and

a third requirement configured such that the portability option may be exercised only if the second housing is a predetermined type of housing; and

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a mortgage rate configured to be increased at defined increase rate points during the mortgage term; and

an output device coupled to the computer system and configured to provide the mortgage loan document as an e-mortgage to be executed electronically with a digital signature.

51.    (New)  The system of claim 50, wherein the portability option requirements further include:

a fourth requirement configured such that the portability option may be exercised only if the borrower has less than a predetermined number of delinquent payments during a predefined preceding period during the portability term; and

a fifth requirement configured such that upon a sale of the first housing, the borrower must apply the lien to the second housing within a grace period, the grace period being a predetermined period of time.

52.　(New)　A method of transferring a mortgage product from a first housing to a second housing, the method comprising:

　　　receiving a request to transfer a mortgage product from a first housing to a second housing, the mortgage product comprising:

　　　　　an obligation for a lender to provide loan funds to the borrower for financing the purchase of the first housing;

　　　　　an obligation for a borrower to repay the loan funds, the obligation to repay the loan funds requiring that the borrower repay the loan funds by way of a series of loan payments over a mortgage loan term, the obligation being secured by a first lien on the first housing;

　　　　　a portability option, the portability option permitting the borrower to apply the first lien to the second housing and remove the first lien from the first housing, and

　　　　　a mortgage rate configured to be increased at defined rate increase points during the mortgage loan term;

　　　determining whether the borrower is eligible to transfer the mortgage product, wherein determining whether the borrower is eligible includes determining whether a plurality of portability option requirements have been satisfied, the plurality of portability option requirements including:

　　　　　a first requirement configured such that the portability option may be exercised only during a portability term, the portability term commencing with the mortgage loan term and being a shorter term than the mortgage loan term;

　　　　　a second requirement configured such that a borrower that exercises the portability option and also obtains a second loan on the second housing is required to obtain the second loan from the issuer of the mortgage product; and

　　　　　a third requirement configured such that the portability option may be exercised only if the second housing is a predetermined type of housing; and

　　　upon determining that the borrower is eligible to transfer the mortgage product, transferring the mortgage product from the first housing to the second housing;

　　　determining whether the borrower requires additional funds to purchase the second housing; and

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upon determining that the borrower requires additional funds to purchase the second housing, providing a second loan to the borrower to purchase or finance the second housing;

wherein the second loan is provided by the issuer of the mortgage product at the market mortgage interest rate at the time of the purchase of the second housing.

53.    (New)  The method of claim 52, wherein the plurality of portability option requirements further include:

a fourth requirement configured such that the portability option may be exercised only if the borrower has less than a predetermined number of delinquent payments during a predefined preceding period during the portability term; and

a fifth requirement configured such that upon a sale of the first housing, the borrower must apply the lien to the second housing within a grace period, the grace period being a predetermined period of time.

54.    (New)  The method of claim 52, wherein the step of receiving the request comprises receiving the request via a computer-implemented input device.